

Doc #4214
Very taken
by committee
8/6/82

BOSTON REDEVELOPMENT AUTHORITY

Amendment to

DEVELOPMENT PLAN for PLANNED DEVELOPMENT AREAS NO. 1 and NO. 2

with respect to

Parcel 2 in Planned Development Area No. 1

St. James Avenue, Clarendon Street and Stuart Street

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DEVELOPER

Public Hearing: August 5, 1982

Approved: August 5, 1982

The "Development Plan for Planned Development Areas No. 1 and No. 2" (originally entitled "Development Controls for Planned Development District #1 in the Back Bay"), approved by the Authority on July 11, 1968, is hereby amended as follows:

By striking out the entire section on Parcel 2, in Planned Development Area No. 1, and inserting in place thereof the following section, in which the description of the boundaries of the parcel remains unchanged.

Parcel 2: Described as being bounded on the northerly, westerly and southerly sides respectively by the

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southerly line of St. James Avenue, the easterly line of Clarendon Street and the northerly line of Stuart Street; and on the easterly side by a line parallel to the easterly line of Clarendon Street and lying 287.2 feet easterly thereof. (80,770 square feet)

A. Permitted Uses

The existing 8-story building, at 197 Clarendon Street, shall not be demolished, but shall be rehabilitated for use as an office building, with such retail and other uses as are allowed by the Boston Zoning Code in a B-10 district.

B. Building Requirements

1. The exterior dimensions of the building shall not be increased, except that a new glass roof structure shall enclose four existing light-wells, creating glass-enclosed internal courtyards.
2. Principal other exterior changes shall include: removal of the temporary tunnel entrance enclosure on Stuart

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Street, removal or relocation of mechanical penthouses and cooling towers, restoration of sidewalks and landscaping including curbing, paving and landscaping materials, and a new Clarendon Street crosswalk on grade, all as shown on the plans referred to in item 4 below, cleaning of the facades and reglazing of windows; and may include restoration of facade stonework and replacement of window sash and frames; all subject to further design review of details.

3. The location, size, design, colors, materials and illumination of all exterior signs shall be subject to design review.
4. The following plans, by Jung/Brannen Associates, Inc., dated August 5, 1982, are hereby incorporated into this amendment:

Clarendon Building (Clarendon Street Facade)

Berkeley Building Clarendon Building John Hancock Place

Sub-Basement Basement

Main Floor / Site Plan

Second Floor Third Floor

Fourth thru Eighth Floors

Ninth Floor

Section A-A

Section B-B

- C. The rehabilitation shall be made substantially in accordance with the above provisions, subject to minor modifications approved by the Director of the Authority. Further development of plans and final working drawings shall be subject to the design review process and approval by the Director of the Authority.

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MEMORANDUM

AUGUST 5, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: AMENDMENT TO THE DEVELOPMENT PLAN FOR
PLANNED DEVELOPMENT AREAS NO. 1 AND NO. 2
WITH RESPECT TO PARCEL 2 IN PLANNED DEVELOPMENT
AREA NO. 1

The John Hancock Mutual Life Insurance Company has submitted a proposed amendment to their Development Plan for Planned Development Areas No. 1 and No. 2 (originally titled "Development Controls for Planned Development District No. 1 in the Back Bay"), approved by the Authority on July 11, 1968.

Under the original plan, on the parcel generally bounded by St. James Avenue, Clarendon Street and Stuart Street, designated as Parcel 2 in PDA No. 1, the eight-story building numbered 197 Clarendon Street was to be demolished to make way for a plaza and a smaller building to be used for cultural and service facilities as well as office and commercial space. On Parcel 1, to the east, the original John Hancock tower building was to remain unchanged except for necessary refacing and a new entry on the west side required by the demolition on Parcel 2. While the new sixty-story John Hancock tower on Parcel 3 was being constructed and occupied, the demolition of the older eight-story building on Parcel 2 was never implemented, and, in fact, the creation of further open space in that location subject to high winds is no longer considered desirable.

John Hancock now proposes to substantially upgrade and renovate the Clarendon Building to create first-class office space for their own home office needs and some rental office space, with retail and other uses as are allowed under the Zoning Code in this B-10 zoning district. Exterior changes to the building would include removal of the temporary tunnel entrance enclosure on Stuart Street, removal or relocation of mechanical penthouses and cooling towers, restoration of sidewalks and landscaping including curbing, paving, and landscaping materials, and a new Clarendon Street crosswalk on grade, cleaning of the facades, and reglazing of windows, and may include restoration of facade stonework and replacement of window sash and frames. The exterior dimensions will be increased only by the addition of a glass roof above the level of the existing roof to enclose the interior courtyards. The gross floor area will not be increased.

The staff has reviewed the proposed changes and find that they are in general compliance with planning objectives for the area and with the City's zoning regulations. I recommend that the Authority approve the attached Amendment to the Development Plan for Planned Development Areas No. 1 and No. 2.

Recommended votes follow:

VOTED: That in connection with the "Development Plan for Planned Development Areas No. 1 and No. 2" (originally entitled "Development Controls for Planned Development District #1 in the Back Bay"), approved by the Authority on July 11, 1968, and the proposed Amendment to said Plan with respect to Parcel 2 in Planned Development Area No. 1 presented at a public hearing duly held in the Board Room of the Authority on August 5, 1982, said Parcel being bounded generally by St. James Avenue, Clarendon Street, Stuart Street, and a line parallel to the easterly line of Clarendon Street and lying 287.2 feet easterly thereof, the Boston Redevelopment Authority, after consideration of the evidence presented at that hearing, finds that said Amendment

(1) conforms to the General Plan of the City of Boston as a whole; and

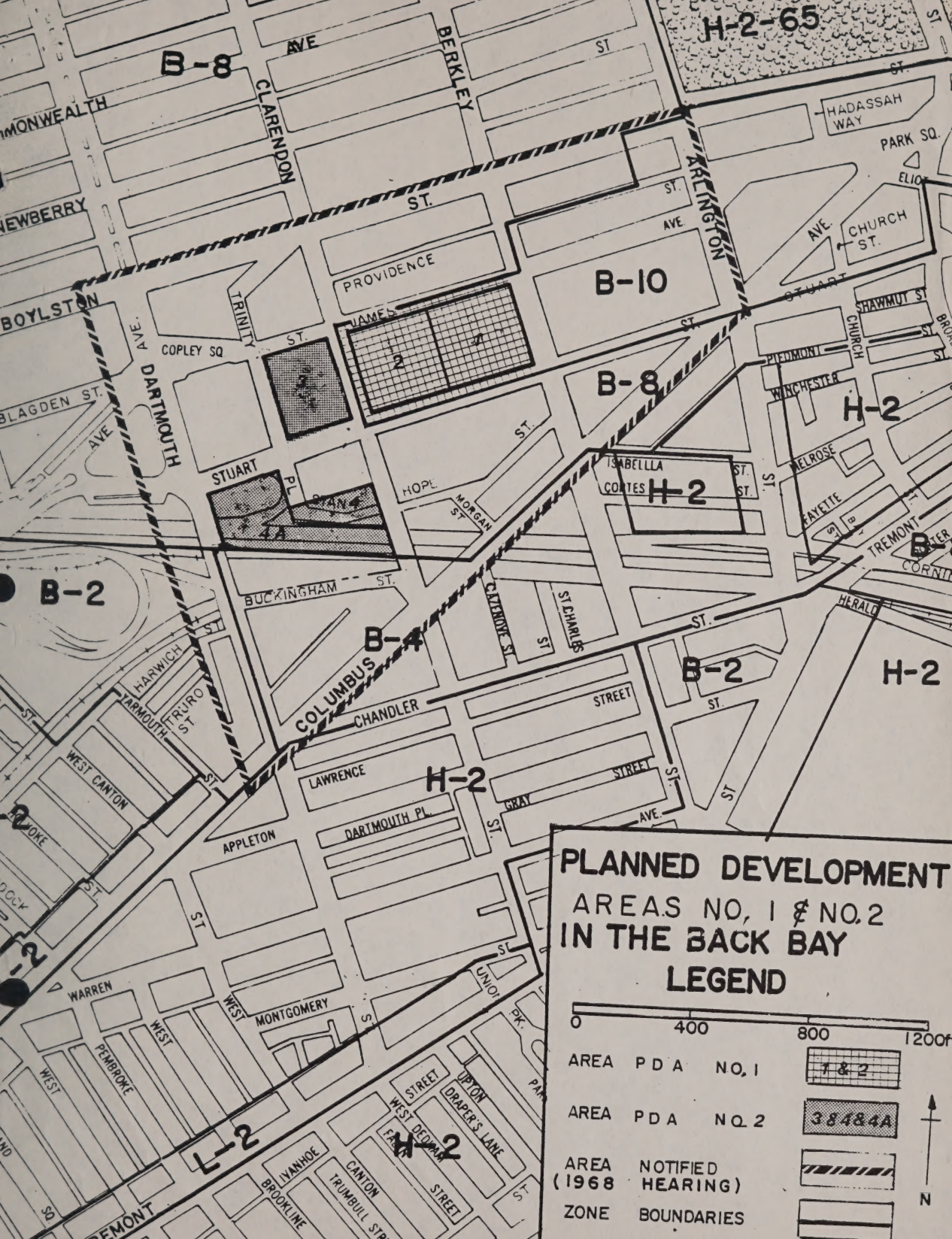
(2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare;

and further

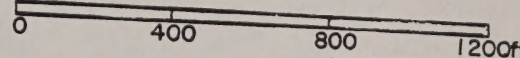
VOTED: That pursuant to the provisions of Article 3, Section 1A, of the Zoning Code of the City of Boston as amended, the Boston Redevelopment Authority hereby approves the "Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1", dated "August 5, 1982 / Approved August 5, 1982", which Amendment consists of a written document of that title and plans incorporated therein;

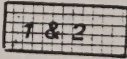
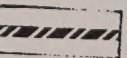
and further

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for approval of the "Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1", and authorizes the Director to certify in the name of the Authority that plans submitted to the Building Commissioner in connection with said Amendment are in conformity with the Amendment.



**PLANNED DEVELOPMENT
AREAS NO. 1 & NO. 2
IN THE BACK BAY
LEGEND**



AREA	PDA	NO. 1	
AREA	PDA	NO. 2	
AREA	NOTIFIED (1968 HEARING)		
ZONE	BOUNDARIES		